

**JONES DISTRICT COMMUNITY AUTHORITY BOARD**  
**(“CAB”)**

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[www.JonesMetroDistricts.com](http://www.JonesMetroDistricts.com)

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** August 26, 2021  
**TIME:** 11:00 a.m.  
**LOCATION:** **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

**ACCESS:** You can attend the meetings in any of the following ways:  
To attend via Microsoft Teams video-conference, use the below link:  
1. [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZTQxMDRjYzQtNDg0ZC00NmFkLWE3NTQtZDUwODkzNjdmNzIw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTQxMDRjYzQtNDg0ZC00NmFkLWE3NTQtZDUwODkzNjdmNzIw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d)  
and enter **Phone Conference ID – 387 138 952#**  
2. To attend via telephone, dial **1 720-547-5281** and enter the following additional information: **Phone Conference ID – 387 138 952#**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
<b>Daniel Metzger</b> , appointed by Jones MD Nos. 1-5	President	May, 2023
<b>Garrett Honeyman</b> , appointed by Jones MD No. 1	Vice-President	May, 2023
<b>Jason Mitchell</b> , appointed by Jones MD No. 1	Treasurer	May, 2023
<b>James Priestley</b> , appointed by Jones MD No. 1	Assistant Secretary	May, 2022
<b>Andrea Ferber</b> , appointed by Jones MD No. 1	Assistant Secretary	May, 2022
Denise Denslow	Secretary to the Board	Non-elected position

## **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approve agenda; confirm location of meeting and posting of meeting notices.

## **II. CONSENT AGENDA**

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approval of the July 22, 2021 Special Meeting Minutes (enclosure).
- B. Ratify JHL Constructors, Inc. Pay Application No. 8, in the amount of \$439,342.55 (enclosure).
- C. Ratify Requisition No. 13 from the Project Fund for payment of Certified Costs, in the amount of \$439,342.55 (enclosure).

## **III. FINANCIAL MATTERS**

- A. Discuss payment of claims from the general fund and capital projects fund, and the need for a Developer Advance from The Jones District, L.L.C. in the general fund (enclosure).
- B. Review and consider acceptance of Unaudited Financial Statements for the period ending June 30, 2021 (enclosure).
- C. Consider approval of 2020 Audit and authorize execution of Audit Representations Letter (enclosure).
- D. Other.

## **IV. CAPITAL PROJECTS MATTERS**

- A. CAB Engineer / Construction Manager Report (to be distributed).
- B. Program Manager Report.
- C. Discuss and consider approval of Cost Certification Report No. 13 by Independent District Engineering Services, LLC (“IDES”) for August 2021 expenditures (to be distributed).
- D. Public Plaza Design Committee Report.

E. Other.

**V. LEGAL MATTERS**

- A. Discuss and consider approval of Requisition No. 14 from the Project Fund for payment of Certified Costs (enclosure).
- B. Discuss documents necessary to close the sale by The Jones District, L.L.C of Parcel 6 and Parcel 7 to Embrey Partners, Ltd., or Jones Eight, LP, or an affiliate (collectively, “Embrey”), consider authorizing general counsel to prepare same, and consider authorizing a CAB Board representative to execute same:
  - 1. A construction, acquisition and reimbursement agreement regarding the public improvements Embrey will construct, by and between the CAB and Embrey.
  - 2. Easements or license agreements with Embrey, The Jones District, L.L.C., or the City of Centennial, Colorado (the “City”).
  - 3. Traffic impact contribution amount for Parcel 6 and 7, payable to the City.
  - 4. Other necessary documents.
- C. Discuss and consider approval of a Reimbursement Agreement by and between the CAB and MCImetro Access Transmission Services Corp., for relocation of utility lines to accommodate public improvements (enclosure).
- D. Other.

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

**NEXT REGULAR MEETING  
Thursday, September 23, 2021  
11:00 a.m.  
at  
Brue Baukol Capital Partners  
1555 Blake Street, Suite 210  
Denver, CO 80202**

**(Note: Due to COVID-19, the September 23, 2021 Regular Meeting may be converted to a teleconference and/or videoconference)**